# **NE 176 ST** KS4434 12878689



# **NSB** 155' - MONOPOLE

Barnesvi

<u>j</u>Clays

Expelsi

Crescent

Prathersville

Miltondale

## LOCAL MAP LS-1 C-1 C-2NE 178th St L-1 Lina Ln NE 172nd St James Farm County Park NE 164th St Jesse James Farm Rd 🎄 James Farm County Park

#### 11"x17" PLOT WILL BE HALF SCALE UNLESS OTHERWISE NOTED

**GENERAL NOTES** 

THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. A TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISTURBANCE OR EFFECT ON DRAINAGE; NO SANITARY SEWER SERVICE, POTABLE WATER, OR TRASH DISPOSAL IS REQUIRED AND NO COMMERCIAL SIGNAGE IS

DRAWING INDEX

SHEET TITLE

TITLE SHEET

SITE PLAN

FENCE DETAILS

LANDSCAPING PLAN

FI EVATION

OVERALL SITE PLAN

LAND SURVEY (BY OTHERS)

CONTRACTOR SHALL VERIFY ALL PLANS & EXISTING DIMENSIONS & CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES

BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME



#### UNDERGROUND SERVICE ALERT

**UTILITIES PROTECTION CENTER, INC.** 

48 HOURS BEFORE YOU DIG



7801 FARLEY OVERLAND PARK, KS 66204



10950 GRANDVIEW DRIVE OVERLAND PARK, KANSAS 66210 (913) 458–2000

l	PROJECT NO:	122041
	DRAWN BY:	RAF
	CHECKED BY:	GJS

(		,
В	12/17/13	ISSUED FOR REVIEW
Α	11/08/13	ISSUED FOR REVIEW
REV	DATE	DESCRIPTION



IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

NE 176 ST KS4434 20826 NE 172ND ST HOLT, MO 64080 NSB

SHEET TITLE

TITLE SHEET

SHEET NUMBER

T-1

#### **ENGINEERING**

2012 INTERNATIONAL BUILDING CODE OR ADOPTED CODE 2008 NATIONAL ELECTRIC CODE OR ADOPTED CODE TIA/EIA-222-G OR ADOPTED CODE

#### PROJECT DESCRIPTION

THE PROJECT CONSISTS OF THE INSTALLATION AND OPERATION OF ANTENNAS AND ASSOCIATED EQUIPMENT CABINETS FOR AT&T'S WIRELESS TELECOMMUNICATIONS NETWORK

#### SITE INFORMATION

PROPERTY OWNER:

DAVE KITCHEN 20824 NE 172ND STREET

HOLT, MO 64080

AMERICAN TOWER CORPORATION
116 HUNTINGTON AVENUE, 11TH FLOOR TOWER OWNER:

BOSTON, MA 02116

07-602-00-01-014.00

SENECA, GOODMAN, OZARI

SITE CONTACT: DAVE KITCHEN

COUNTY:

LATITUDE (NAD 83): 39° 24' 22.556" N

CLAY

39.406266

LONGITUDE (NAD 83): 94° 19' 32.721" W -94.325756

ZONING JURISDICTION:

ZONING DISTRICT: AG (AGRICULTURAL)

PARCEL #:

OCCUPANCY GROUP:

CONSTRUCTION TYPE:

POWER COMPANY: GEORGIA POWER

TELEPHONE COMPANY:

JOSEPH SUTTON

CONSTRUCTION MANAGER:

(636) 536-5839 WAYNE MEDLIN

SITE ACQUISITION MANAGER:

(913) 458-1678

RF ENGINEER:

(913) 383-4355

#### **CONTACT INFORMATION**

ENGINEER:

10950 GRANDVIEW DRIVE OVERLAND PARK, KS 66210

CONTACT: GREGORY SCHMIDT

PHONE: (913) 458-3263

DIRECTIONS FROM NEAREST MAJOR INTERSECTION:

VICINITY MAP

\_Wexford

Lathrop

\_Guyton<sub>e</sub>

MISSOURI

Chandler Mosby

Missouri City

Plattsburg

\_Westbridge |

Winner

(291)

o oste mille

leasant.

Valley.

Mecca

Grayson

Trimble

Smithville

Paradise

FROM I-35 TAKE EXIT 26 AND TURN EAST ONTO MO-92. TURN NORTH ONTO JESSE JAMES RD. TURN EAST ONTO NE 164TH ST/JESSE JAMES FARM RD, THEN NORTH ONTO RAGSDALE RD. TURN EAST ONTO NE 172ND ST, SITE ACCESS WILL BE ON THE NORTH SIDE OF THE ROAD VIA RESIDENTIAL PROPERTY.

# SHEET NO: C-1.1

PROPOSED.

#### NO SCALE DRIVING DIRECTIONS

LEGEND		
TELEPHONE POLE	otin TP	
POWER POLE	Ø PP	
TELEPHONE PEDESTAL	□ Tel. □ Ped.	
ANCHOR	$\cup$	
BENCHMARK	•	
CONTROL POINT		
GATE POST	• GP	
PROPERTY CORNER	0	
TOWER POINT		
FENCE	×	
OVERHEAD POWER LINE	OHP	
OVERHEAD TELEPHONE LINE	——————————————————————————————————————	
UNDERGROUND ELECTRIC LINE	—— — UGE — —	
UNDERGROUND TELEPHONE LINE	—— TEL ——	

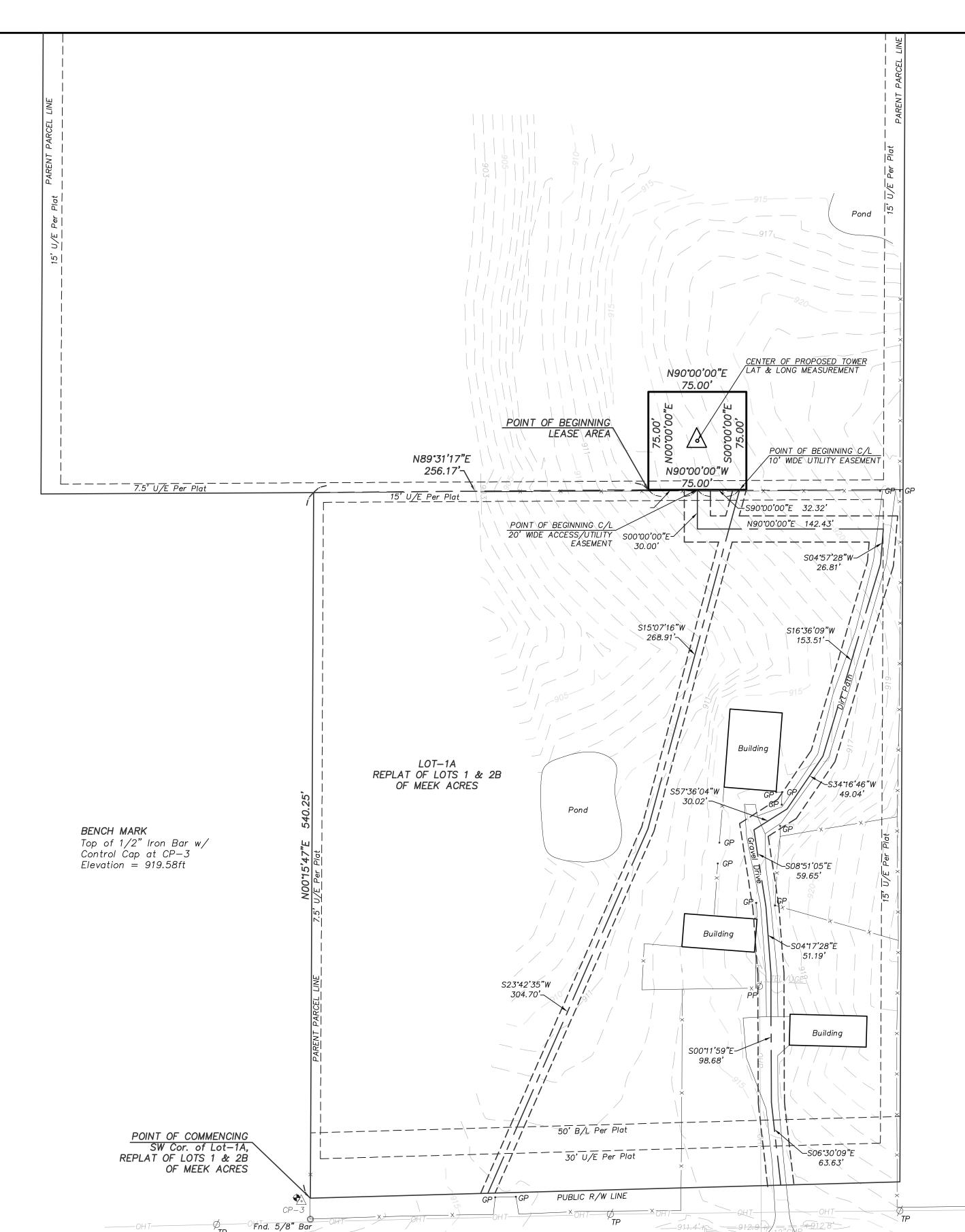
PROPOSED CELL TOWER DATA

Lat 39°24'22.556" North

Long 94°19'32.721" West

Ground Elevation = 916ft

Center of Tower



w/ "M&M" Cap

NE 172ND ST (Public R/W)
(Public Asphalt Surface)

# KS4434 NE 176TH ST PART OF SEC. 13, T. 53N, R. 31W, IN CASS COUNTY, MISSOURI

#### PROPERTY DESCRIPTION: Parent Parcel as Provided

ALL THAT PARCEL OF LAND IN CLAY COUNTY, STATE OF MISSOURI, AS MORE FULLY DESCRIBED IN DEED BOOK 2408, PAGE 423, ID# 07-602-00-01-014.00, BEING KNOWN AND DESIGNATED AS:

LOT 1A, REPLAT OF LOTS 1 & 2B OF MEEK ACRES, A SUBDIVISION OF LAND IN CLAY COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

BY FEE SIMPLE DEED FROM RANDY K. MEEK, A SINGLE PERSON AS SET FORTH IN BOOK 2408 PAGE 423 DATED 11/19/1994 AND RECORDED 12/02/1994, CLAY COUNTY RECORDS, STATE OF MISSOURI.

NOTE: The parent parcel graphically shown hereon, in full or in part, is the same as that described above.

Property information shown hereon was provided by AMC Settlement Services Company, Order No. 8665471, effective 10—15—2013.

Schedule B information affecting Lease Area is noted unless shown hereon.

Schedule B information not shown hereon:

Plat Recorded 11-02-1993 and Replat Recorded 02-18-1994. (Not shown, outdated)

Protective Covenants in Doc. No. L.96229. (Not the type to be depicted hereon)

Notes:

Bearings shown hereon are based on Missouri State Plane Coordinate System of 1983 (NAD 83).

Coordinates were derived using GPS Static Survey methods and post processed data with Magellan/Ashtech receivers and "Locus System" processor software.

Set 1/2" iron bar at Lease corners unless otherwise noted.

The purpose of this survey is to establish and describe a Lease Parcel and associated easements. This is not a boundary survey of the Parent Parcel.

The utilities as shown on this drawing were developed from the information available (existing utility maps, aboveground observations and or surface markings placed on the ground by the utility company or a representative thereof). This company has made no attempt to excavate or go below surface to locate utilities and does not extend or imply a guaranty or warranty as to the exact location of or complete inventory of utilities in this area. It shall be the contractors responsibility to verify the location and depth of all utilities (whether shown or not) prior to excavation or construction and to protect said utilities from damage.

#### PROPERTY DESCRIPTION: LEASE AREA, ACCESS/UTILITY EASEMENT, AND UTILITY EASEMENT

A 75 foot by 75 foot Lease Area, a 20 foot wide Access/Utility Easement, and a 10 foot wide Utility Easement situated in Lot 1A, REPLAT OF LOTS 1 & 2B OF MEEK ACRES, a subdivision of land in Clay County, Missouri, more particularly described as follows:

COMMENCING at the Southwest Corner of said Lot 1A; thence along the West line of said Lot, North 00°15'47" East, a distance of 540.25 feet to an interior corner of said Lot; thence leaving said West line, North 89°31'17" East, a distance of 256.17 feet to the POINT OF BEGINNING of said Lease Area; thence North 00°00'00" East, a distance of 75.00 feet; thence North 90°00'00" East, a distance of 75.00 feet; thence South 00°00'00" East, a distance of 75.00 feet to the POINT OF BEGINNING. Containing 5,625 square feet.

#### A 20 foot wide Access/Utility Easement, lying 10.00 feet on each side of the following described centerline:

COMMENCING at the Southwest Corner of said Lot 1A; thence along the West line of said Lot, North 00°15'47" East, a distance of 540.25 feet to an interior corner of said Lot; thence leaving said West line, North 89°31'17" East, a distance of 256.17 feet; thence South 90°00'00" East, a distance of 37.50 feet to the POINT OF BEGINNING of said centerline; thence South 00°00'00" East, a distance of 30.00 feet; thence North 90°00'00" East, a distance of 142.43 feet; thence South 04°57'28" West, a distance of 26.81 feet; thence South 16°36'09" West, a distance of 153.51 feet; thence South 34°16'46" West, a distance of 49.04 feet; thence South 57°36'04" West, a distance of 30.02 feet; thence South 08°51'05" East, a distance of 59.65 feet; thence South 04°17'28" East, a distance of 51.19 feet; thence South 00°11'59" East, a distance of 98.68 feet; thence South 06°30'09" East, a distance of 63.63 feet to the North Right of Way line of NE 172ND ST (Public R/W) as it presently exists and the POINT OF TERMINATION.

AND a 10 foot wide Utility Easement, lying 5.00 feet on each side of the following described centerline:

COMMENCING at the Southwest Corner of said Lot 1A; thence along the West line of said Lot, North 00°15'47" East, a distance of 540.25 feet to an interior corner of said Lot; thence leaving said West line, North 89°31'17" East, a distance of 256.17 feet; thence South 90°00'00" East, a distance of 37.50 feet; thence continuing South 90°00'00" East, a distance of 32.32 feet to the POINT OF BEGINNING of said centerline; thence South 15°07'16" West, a distance of 268.91 feet; thence South 23°42'35" West, a distance of 304.70 feet to the North Right of Way line of NE 172ND ST (Public R/W) as it presently exists and the POINT OF TERMINATION.

#### CERTIFICATION:

I HEREBY CERTIFY THAT A SURVEY WAS MADE BY ME, OR UNDER MY DIRECT SUPERVISION, ON THE GROUND OF THE LEASE AREA, LEASE ACCESS EASEMENT, AND LEASE UTILITY EASEMENT PREMISES HEREIN DESCRIBED, AND THE RESULTS OF SAID SURVEY ARE REPRESENTED HEREON. THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS OVER SAID LEASE PREMISES TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

JEFFREY B. LOVELACE MO-LS2580

DATE: \_\_\_\_\_ 12-05-13: ADDED A/E

NE 172ND ST

NE 177IST ST

NE 177IST ST

LOVELACE & ASSOCIATES
Land Surveying - Land Planning

**Telecommunications Surveys** 

Phone: (816) 347-9997 Fax: (816) 347-9979

29 SE 3rd Street Lee's Summit, Missouri 64063

SITE

#### SURVEY COORDINATED BY:

LOVELACE AND ASSOCIATES, LLC
P.O. BOX 68,
LEE'S SUMMIT, MO 64063
TELEPHONE: 816-347-9997

#### SURVEY PROVIDED BY:

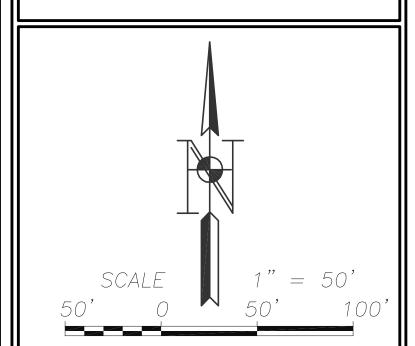
FAX: 816-347-9979

LOVELACE AND ASSOCIATES, LLC P.O. BOX 68,

LEE'S SUMMIT, MO 64063 TELEPHONE: 816-347-9997 FAX: 816-347-9979

#### SURVEY PROVIDED FOR:

BLACK & VEATCH CORPORATION
10950 GRANDVIEW DRIVE,
OVERLAND PARK, KS 66210
TELEPHONE: 913-458-3263



#### FLOOD NOTE:

According to my interpretations of Community Panel No. 2900860050C of the Flood Insurance Rate Map for Cass County, Missouri, dated 04-16-2003, the subject property is in Flood Zone "X", ie. "areas determined to be Outside 500 year flood plain".



CALL BEFORE YOU IG – DRILL – BLAST 1–800–344–7483 (TOLL FREE)

MISSOURI ONE CALL SYSTEM, INC.

#### SITE I.D.: KS4434

SITE NAME: NE 176TH ST

SITE LOCATION: CITY OF PLEASANT HILL, CASS COUNTY, MISSOURI

LA PROJECT NO.: 13482

DRAWN BY: A.C.T.

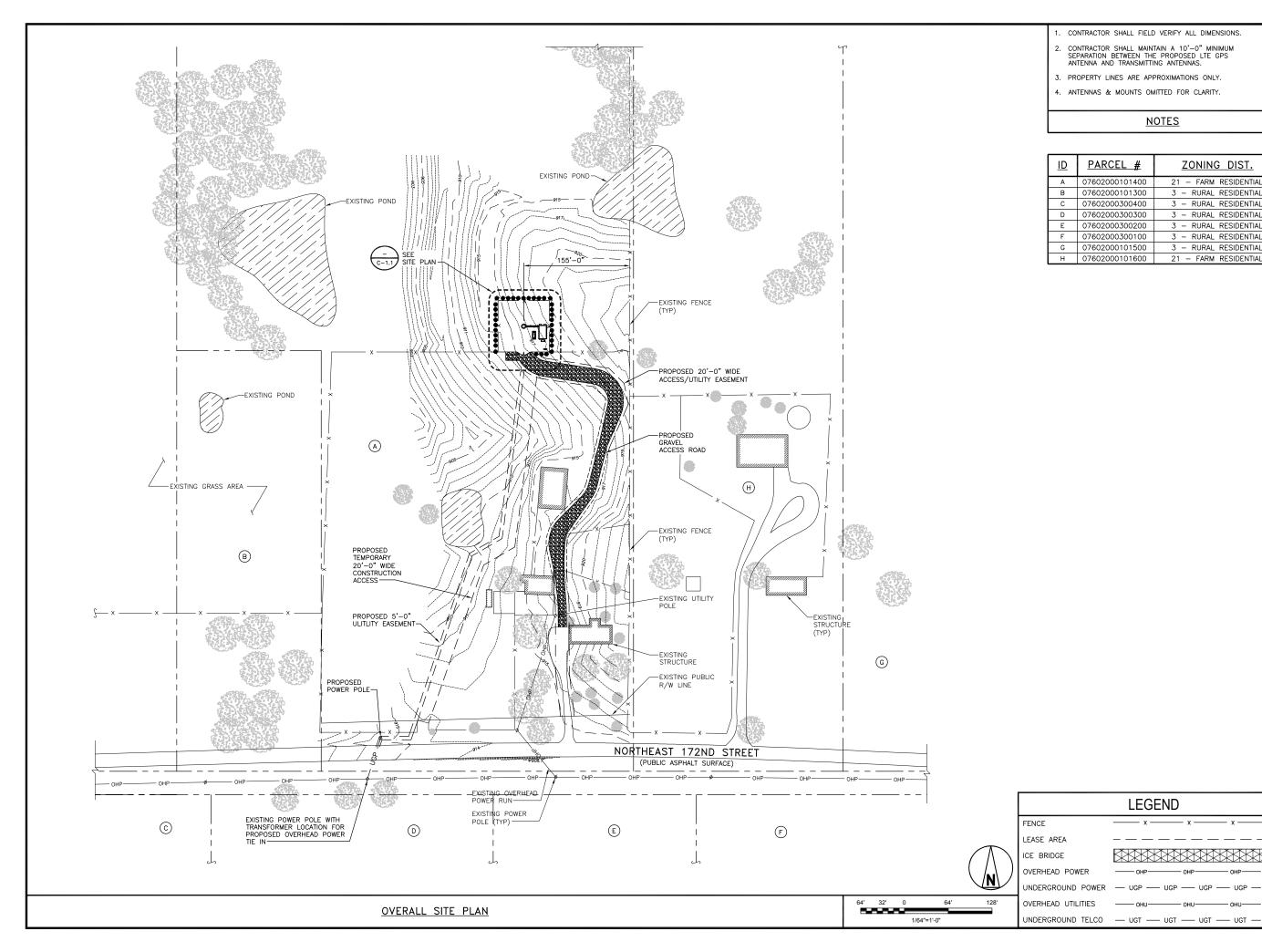
CHECKED BY: J.B.L.

DATE: 11-26-13

FIELDWORK DATE: 11-21-13

sheet number 1 0F 1

Certificate of Authority: Missouri — 2002026538 Kansas — LS—154



- 1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.
- 2. CONTRACTOR SHALL MAINTAIN A 10'-0" MINIMUM SEPARATION BETWEEN THE PROPOSED LTE GPS ANTENNA AND TRANSMITTING ANTENNAS.
- 3. PROPERTY LINES ARE APPROXIMATIONS ONLY.
- 4. ANTENNAS & MOUNTS OMITTED FOR CLARITY.

#### <u>NOTES</u>

<u>ID</u>	PARCEL #	ZONING DIST.
Α	07602000101400	21 - FARM RESIDENTIAL
В	07602000101300	3 - RURAL RESIDENTIAL
С	07602000300400	3 - RURAL RESIDENTIAL
D	07602000300300	3 - RURAL RESIDENTIAL
E	07602000300200	3 - RURAL RESIDENTIAL
F	07602000300100	3 - RURAL RESIDENTIAL
G	07602000101500	3 - RURAL RESIDENTIAL
Н	07602000101600	21 - FARM RESIDENTIAL

**LEGEND** 



7801 FARLEY OVERLAND PARK, KS 66204



10950 GRANDVIEW DRIVE OVERLAND PARK, KANSAS 66210 (913) 458-2000

122041 RAF

GJS

PROJECT NO:

DRAWN BY:

CHECKED BY:

_		
В	12/17/13 11/08/13	ISSUED FOR REVIEW
Α	11/08/13	ISSUED FOR REVIEW

REV DATE DESCRIPTION



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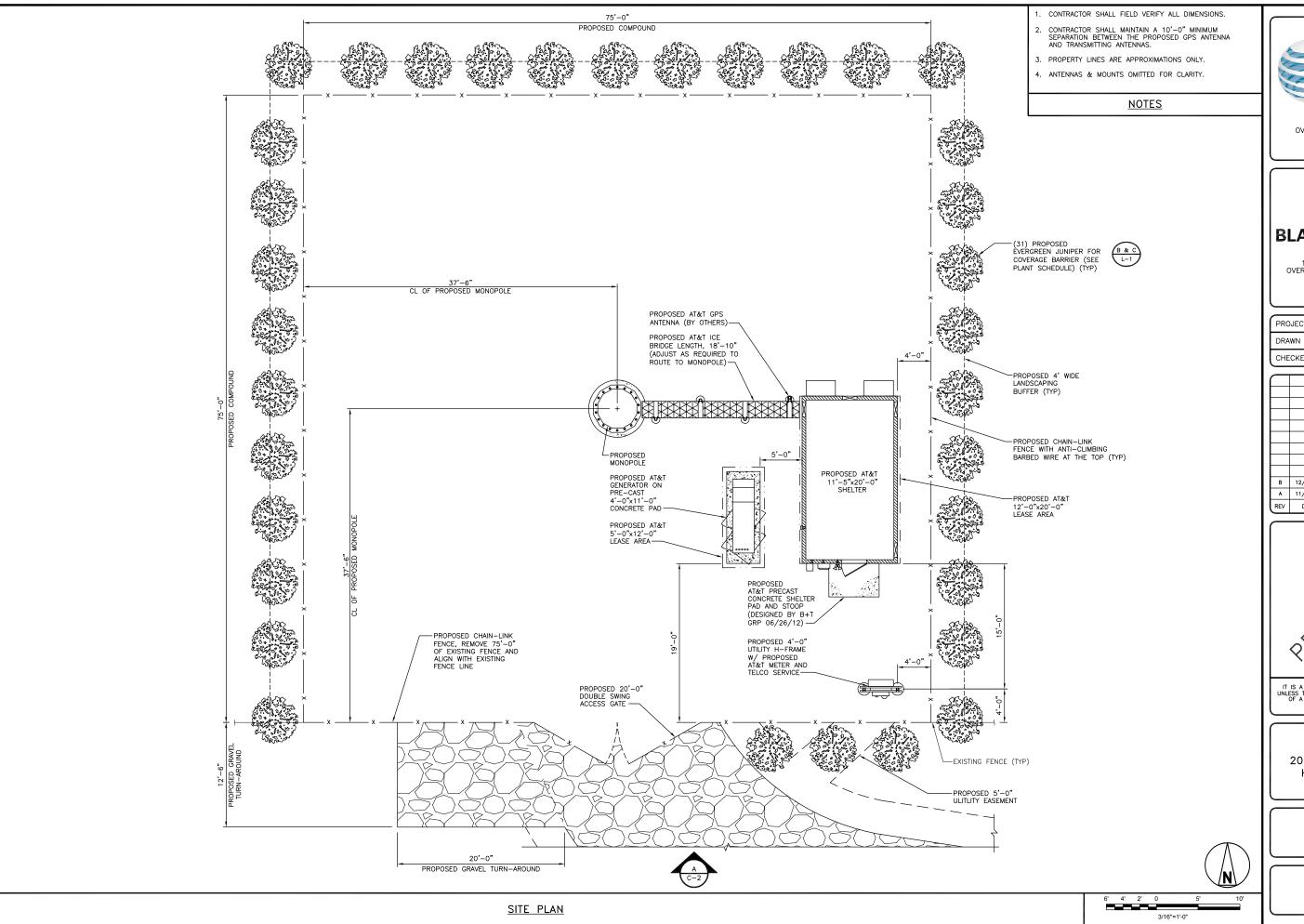
NE 176 ST KS4434 20826 NE 172ND ST HOLT, MO 64080 NSB

SHEET TITLE

OVERALL SITE PLAN

SHEET NUMBER

C-1



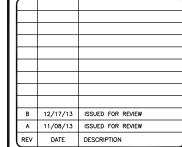


7801 FARLEY OVERLAND PARK, KS 66204



10950 GRANDVIEW DRIVE OVERLAND PARK, KANSAS 66210 (913) 458-2000

PROJECT NO:	122041
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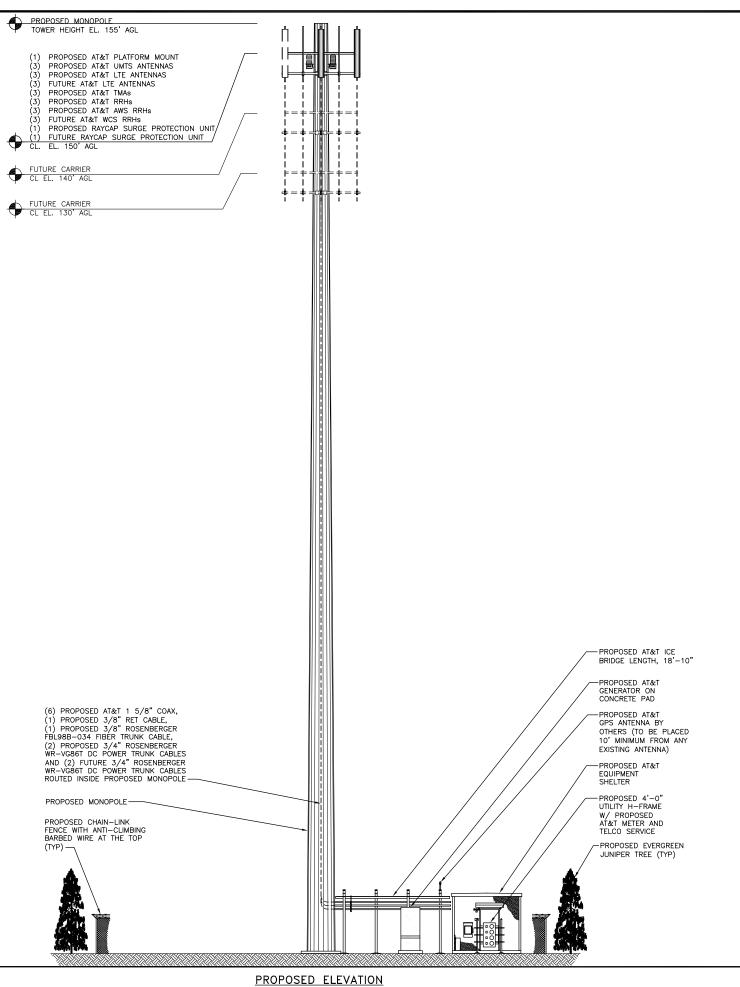
NE 176 ST KS4434 20826 NE 172ND ST HOLT, MO 64080 NSB

SHEET TITLE

SITE PLAN

SHEET NUMBER

C-1.1



#### NOTES:

- FENCE NOT ENTIRELY SHOWN FOR CLARITY.
- CONTRACTOR SHALL MAINTAIN A 10'-0"
   MINIMUM SEPARATION BETWEEN THE
   PROPOSED GPS ANTENNA AND
   TRANSMITTING ANTENNAS.
- . THE PROPOSED TOWER IS CURRENTLY BEING DESIGNED BY OTHERS TO CARRY THE PROPOSED NEW COAX AND ANTENNAS. THESE DRAWINGS HAVE BEEN CREATED BASED ON THE ASSUMPTION THAT THE STRUCTURAL DESIGN WILL SHOW THAT THE TOWER HAS SUFFICIENT CAPACITY TO SUPPORT THE PROPOSED NEW LOADS. INSTALLATION OF THE COAX AND ANTENNAS SHALL NOT COMMENCE UNTIL AN APPROVED STRUCTURAL ANALYSIS HAS BEEN RECEIVED BY THE OWNER OR AT&T AND HAS BEEN REVIEWED BY BLACK & VEATCH. CONTRACTOR SHALL REFERENCE THE TOWER STRUCTURAL ANALYSIS/DESIGN DRAWINGS FOR DIRECTIONS ON CABLE DISTRIBUTION/ROUTING. 3. THE PROPOSED TOWER IS CURRENTLY DISTRIBUTION/ROUTING.



7801 FARLEY OVERLAND PARK, KS 66204



10950 GRANDVIEW DRIVE OVERLAND PARK, KANSAS 66210 (913) 458-2000

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SHEET TITLE

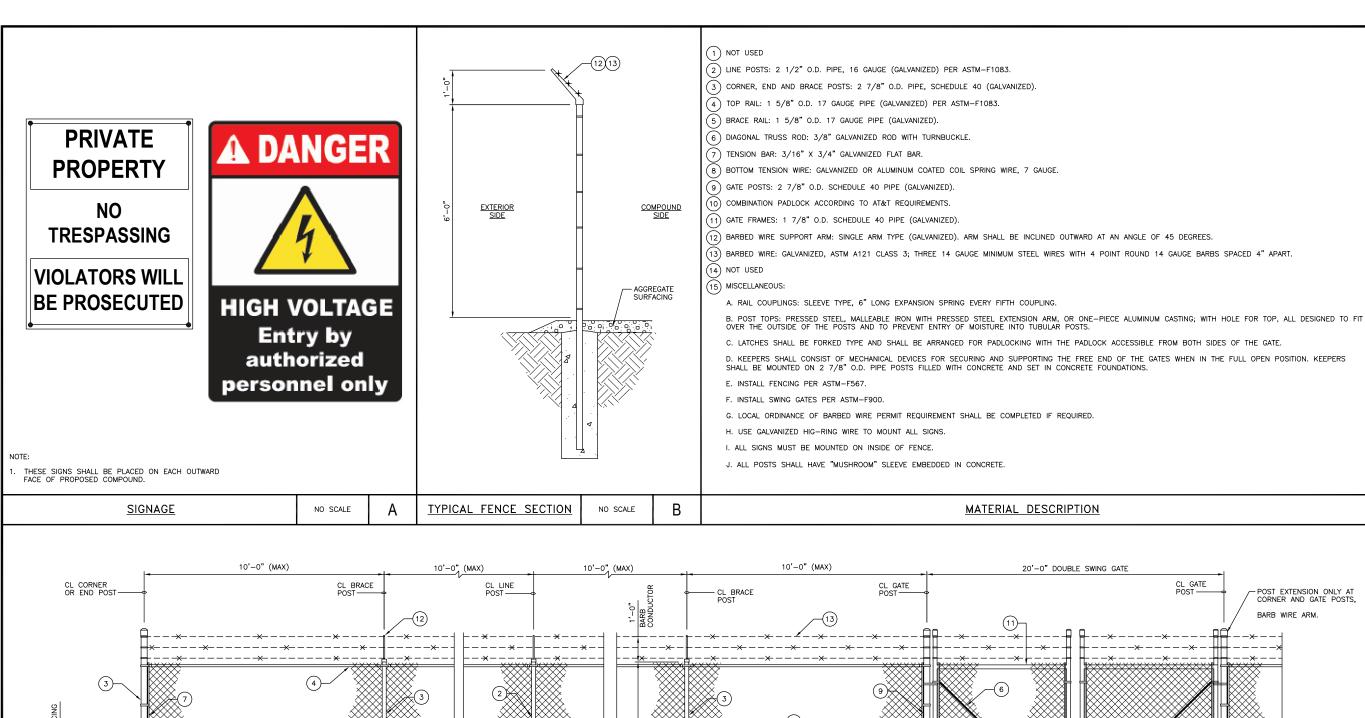
ELEVATION

SHEET NUMBER

**C-2** 

8' 4' 0

1/8"=1'-0"



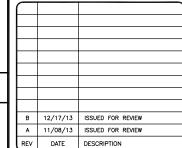


7801 FARLEY OVERLAND PARK, KS 66204



10950 GRANDVIEW DRIVE OVERLAND PARK, KANSAS 66210 (913) 458–2000

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PRELIMITARY

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NE 176 ST KS4434 20826 NE 172ND ST HOLT, MO 64080 NSB

SHEET TITLE

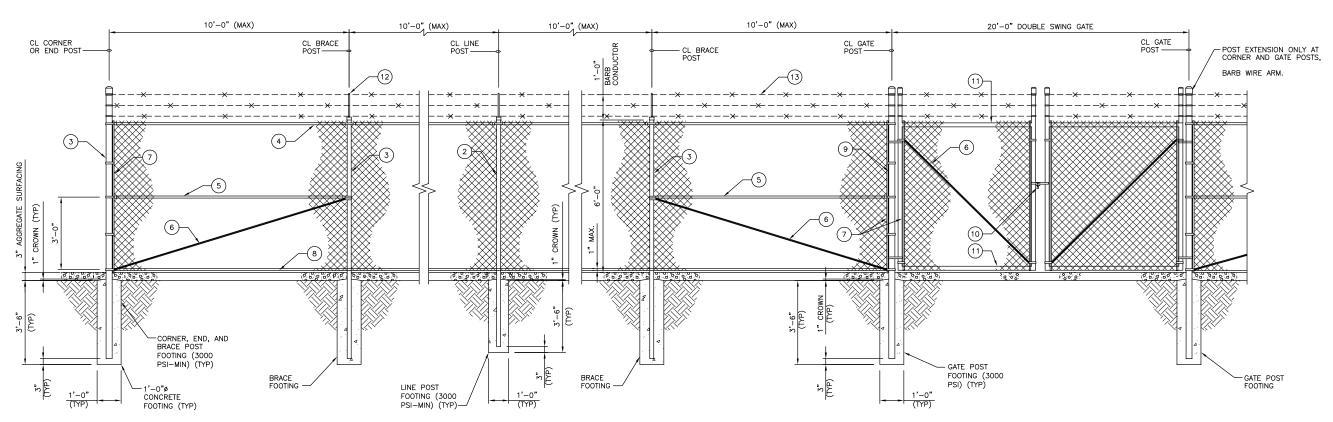
FENCE DETAILS

SHEET NUMBER

С

NO SCALE

C-3



TYPICAL FENCE ELEVATION

### BOTANICAL NAME COMMON NAME QTY SIZE SPACING SPECIFICATIONS EVERGREEN JUNIPERUS CHINENSIS TREES 'KFTFI FFRI' 3-5 GAL CONTAINERIZED AS SHOWN ON PLAN MIN 72" IN HEIGHT PLANT SCHEDULE PROPOSED AT&T GPS ANTENNA (BY OTHERS)-PROPOSED AT&T ICE BRIDGE LENGTH, 18'-10" (ADJUST AS REQUIRED TO ROUTE TO MONOPOLE)-PROPOSED MONOPOLE -

- PLANTING NOTES

  1. ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF PEST AND DISEASE.
- ALL PLANTS MUST BE CONTAINER—GROWN OR BALLED AND BURLAPPED AS SPECIFIED.
- 3. ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE OWNER'S REPRESENTATIVE BEFORE, DURING AND AFTER INSTALLATION.
- ALL PLANTS AND PLANTING AREAS MUST BE COMPLETELY MULCHED AS SPECIFIED.
- 5. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING COURSE OF WORK. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ALL DAMAGE TO UTILITIES.
- 5. THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING AREAS (INCLUDING, BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZATION, ETC) UNTIL THE WORK IS FULLY ACCEPTED.

ROPOSED AT&T

11'-5"x20'-0 SHELTER

PROPOSED AT&T GENERATOR

ON PRE-CAST 4'-0"x11'-0"
CONCRETE PAD

PROPOSED AT&T PRECAST CONCRETE SHELTER PAD AND STOOP (DESIGNED

BY B+T GRP 06/26/12)-

PROPOSED 4'-0" UTILITY H-FRAME W/ PROPOSED AT&T

PROPOSED FENCED COMPOUND

METER AND TELCO SERVICE

PROPOSED AT&T 5'-0"x12'-0" LEASE AREA

PROPOSED AT&T 12'-0"x20'-0" LEASE AREA

LANDSCAPING PLAN

- 7. THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT
  MATERIAL FOR A PERIOD OF (1) ONE YEAR BEGINNING AT THE
  DATE OF TOTAL ACCEPTANCE. THE CONTRACTOR SHALL PROMPTLY
  MAKE ALL REPLACEMENTS BEFORE OR AT THE END OF THE
  GLIAPANTEE PERIOD
- 8. THE OWNER'S REPRESENTATIVE WILL APPROVE THE STAKED LOCATION OF ALL PLANT MATERIAL PRIOR TO INSTALLATION.
- AFTER BEING DUG AT THE NURSERY SOURCE, ALL TREES IN LEAF SHALL BE ACCUMULATED FOR TWO (2) WEEKS UNDER A MIST SYSTEM PRIOR TO INSTALLATION.
- 10. ANY PLANT MATERIAL THAT DIES, TURNS BROWN OR DEFOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES. QUANTITY. SIZE AND MEETING ALL SPECIFICATIONS.
- STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK". LATEST EDITION REPRESENTS GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.

- 12. ALL REQUIRED TREE PROTECTION MEASURES SHALL BE INSTALLED PRIOR TO GRADING OR EXCAVATING.
- UNDISTURBED BUFFERS SHALL BE REPLANTED TO BUFFER STANDARDS WHERE SPARSELY VEGETATED OR WHERE DISTURBED AT APPROVED UTILITY CROSSINGS. REPLANTING IS SUBJECT COUNTY ARBORIST APPROVAL.
- 14. LANDLORD TO APPROVE TYPE OF SHRUBBERY PRIOR TO INSTALLATION.



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10950 GRANDVIEW DRIVE OVERLAND PARK, KANSAS 66210 (913) 458-2000

122041

RAF

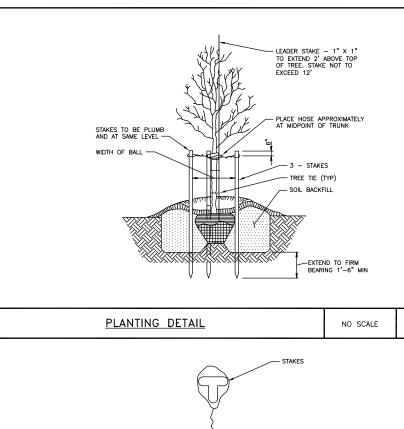
GJS

PROJECT NO

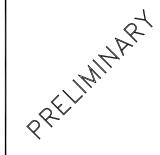
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NOTES



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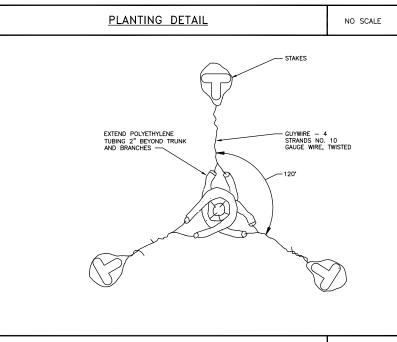
NE 176 ST KS4434 20826 NE 172ND ST HOLT, MO 64080 NSB

SHEET TITLE

LANDSCAPING PLAN

SHEET NUMBER

L-1



8' 4' 0 8' 16'

PROPOSED 4' WIDE

BARRIER (SEE PLANT SCHEDULE) (TYP)

-(19) PROPOSED EVERGREEN JUNIPER FOR

COVERAGE BARRIER (SEE PLANT SCHEDULE) (TYP)

BARRIER (SEE PLANT

SCHEDULE) (TYP)

(6) PROPOSED RED PRINCE
WEIGELA FOR COVERAGE

B & C

(6) PROPOSED PRAIRIEFIRE CRABAPPLE FOR COVERAGE

L-1

/N\

STAKING PLAN

NO SCALE

C

В